



75 West Main Street

Darvel, KA17 0EB

P.O.A.

**GREIG**  
*Residential*





# West Main Street

Darvel, KA17 0EB

Proudly brought to the market, this charming and characterful traditional five apartment terraced villa, ideally located in the heart of Darvel, with direct access to a wide range of local amenities and just a short walk from the ever popular Morton Park and the Lanfine Estate. Arranged over two generous levels, this rarely available home features a spacious and versatile floor plan, complemented by neutral décor and high quality fixtures and fittings throughout. Further enhanced by large private rear gardens, this exceptional family home is sure to impress all who view.





#### Porch

1.02m x 1.11m (3' 4" x 3' 8") Access is given via an outer wooden door into a welcoming entrance porch offering neutral décor, tiled flooring and door access to hallway.

#### Hallway

2.30m x 7.77m (7' 7" x 25' 6") Spacious hallway offering neutral décor, fitted carpet and door access to lounge, kitchen, sun room, dining room and bedroom three.

#### Lounge

4.63m x 4.89m (15' 2" x 16' 1") Generous proportioned formal apartment offering neutral décor, central rose, fitted carpet, a double glazed window to the front and door access to kitchen.

#### Kitchen/Dining

4.63m x 3.49m (15' 2" x 11' 5") Spacious fitted kitchen offering ample wall and base units, integrated double oven with five burner gas hob and extractor hood, impressive island, stainless steel sink and drainer, integrated fridge freezer, integrated tumble drier, tiled splashback and a double glazed window to the rear.

#### WC/Cloaks

1.18m x 1.87m (3' 10" x 6' 2") Two piece white suite comprising of WC and wash hand basin with neutral décor and fitted carpet.

#### Dining Room

A spacious second apartment that could be flexibly utilised to suit any requirements, neutral decor, fitted carpet, double glazed window to the front and door access to bedroom three.

#### Bedroom Three

3.27m x 3.48m (10' 9" x 11' 5") Conveniently located on the lower level, bedroom three offers neutral décor, fitted carpet and double glazed window to the rear.

#### Sun Room

4.11m x 2.80m (13' 6" x 9' 2") Sun room double glazed to all aspects, housing central heating boiler and providing plumbing/space for washing machine and door access to rear gardens. Requires redecoration and flooring.

#### Bedroom One

4.63m x 5.86m (15' 2" x 19' 3") Impressive king sized master bedroom offering neutral décor, fitted carpet, double glazed dormer window to the front and a velux to the rear. Access to en-suite.

#### En-Suite

1.22m x 2.80m (4' 0" x 9' 2") Stylish en-suite comprising of WC, wash hand basin and shower cubicle, tiling to walls and floor with double glazed Velux window to the front.

#### Bedroom Two

3.71m x 6.08m (12' 2" x 19' 11") Generous king sized bedroom offering neutral décor, fitted carpet and double glazed dormer window to the front and velux window to the rear.

#### Bathroom

1.59m x 1.92m (5' 3" x 6' 4") Completing the accommodation is the family bathroom comprising of a WC, wash hand basin and bath with fitted carpet and double glazed Velux window to the front.

#### External

Sizeable private enclosed gardens to the rear, laid to lawn and patio surround by mature shrubbery and greenery, further providing convenient access from rear through gate.

#### Additional Information

Potential building plot subject to planning permission (previously granted but lapsed).

Potential parking spaces.

#### Council Tax Band

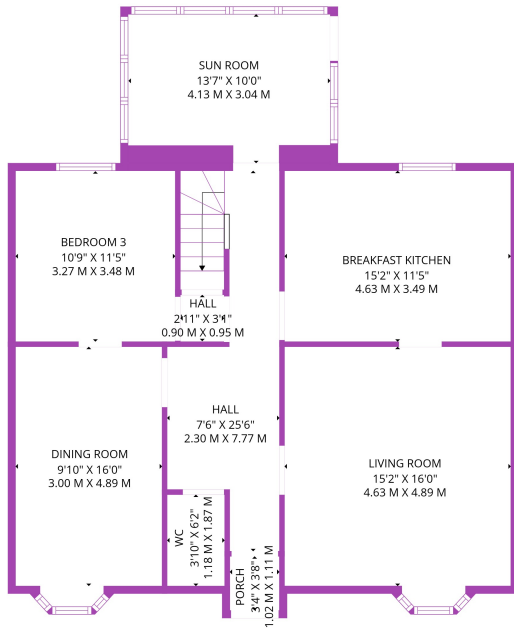
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#### DISCLAIMER

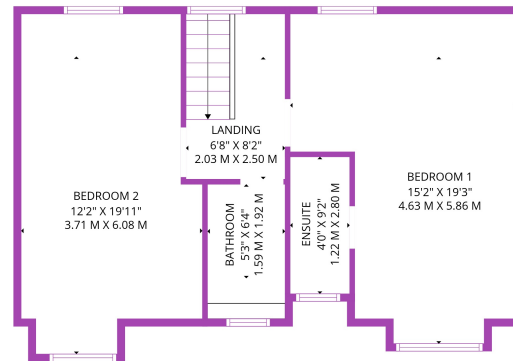
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GROUND FLOOR



1ST FLOOR

**TOTAL: 1622 sq. ft, 151 m<sup>2</sup>**

Ground floor: 1060 sq. ft, 99 m<sup>2</sup>, 1st floor: 562 sq. ft, 52 m<sup>2</sup>

EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m<sup>2</sup>, BAY WINDOW: 12 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 133 sq. ft, 13 m<sup>2</sup>, WALLS: 110 sq. ft, 9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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